

## SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS

### MINUTES OF THE MEETING OF June 2, 2006

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by John Euphrat, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of June 2, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

#### **PUBLIC COMMENT PERIOD**

None

#### **CONSENT AGENDA:**

None

#### **NON-HEARING ITEMS:**

1. This being the time set for hearing to consider a request by **DAVID AND STEPHANIE HAHN** for a Minor Use Permit to allow for the establishment of an approximate 5,800-square foot multi-family complex consisting of eight two-story residences, two one-story residences, four garage units, six residential storage units, one general storage unit, 18 parking spaces, and landscaping, which will result in the disturbance of the entire 0.34-acre parcel. The proposed project is in the Residential Multi-Family land use category and is located on the northwest corner of 10th Street and L Street, approximately 170 feet east of K Street, in the community of San Miguel. The site is in the Salinas River planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 17, 2006 for this project. Mitigation measures are proposed to address biological, cultural, public resources and recreation and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

**County File Number: DRC 2004-00028**

Supervisory District: 1

**Elizabeth Kavanaugh, Project Manager**

Assessor Parcel Number: 021-302-008

Date Accepted: November 5, 2005

**Thereafter, on motion of the hearing officer, the Minor Use Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 35 in Exhibit B. (Document No. 2000-278)**

2. This being the time set for hearing to consider a request by **RANDEL AND KIMBERLY HASLETT** for a Minor Use Permit/Coastal Development Permit to allow an approximately 625 square-foot addition to the lower and upper living levels of an existing 2,010 square-foot, split-level dwelling, plus a covered patio on the lower level. The project will result in the disturbance of an additional approximately 1,000 square feet of an approximately 5,350 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at

425 Highland Drive in the community of Los Osos. The site is in the Estero Bay Planning Area.

This project is exempt under CEQA.

**County File No: DRC2005-00151**

Supervisory District: #2.

**Mike Wulkan, Project Manager**

Assessor Parcel Number: 074,203,020

Date Accepted: March 22, 2006

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 14 in Exhibit B. (Document No. 2006-279)**

3. This being the time set for hearing to consider a request by **TIM AND GENA MCALPINE** for a Minor Use Permit/Coastal Development Permit to allow the construction of a new single story detached guesthouse with attached workshop which will total approximately 858 square feet. The project will result in a site total of 2,849 square feet of footprint and 3,075 square feet of gross structural area. The project will result in the disturbance of approximately 1,386 square feet of a 14,074 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1445 Haddon Drive in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

**County File No: DRC2005-00190**

Supervisory District 2

**Ryan Hostetter, Project Manager**

Assessor Parcel Number: 023-401-006

Date Accepted: May 1, 2006

**Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 14 in Exhibit B. (Document No. 2006-280)**

#### **HEARING ITEMS:**

4. This being the time set for continued hearing to consider a renaming of County Road # 1 to **OLD MISSION ROAD**. If approved, all addressable structures with access along this road will be assigned new permanent situs addresses to OLD MISSION ROAD. (Continued from April 21, 2006)

**County File No. S020299N**

Supervisory District: 1

**Leonard Mansell, Project Manager**

Assessor Parcel No: 080-041-035

#### **MINUTES:**

**Hearing Officer:** John Euphrat

**Others:** Col. John Smith, Camp Roberts representative; Susan Ramos, neighbor; Kirsten & James Spencer, neighbors.

**John Hofschroer**, staff, indicates quite a bit of testimony and new information has been received since the April 21, 2006 meeting, which prompted staff to take another look at the request. After further consideration of the new information, and since this was a County initiated request, staff recommends withdrawal of this request. In addition, since the matter is being withdrawn, there will be no more hearings. Mr. Hofschroer indicates Mr. Gutter has since come in with a subdivision application to divide this property into a number of lots. States during this permit process, Mr. Gutter will have to rename the road, which should take place a year or two from now.

**Col. Smith, Camp Roberts representative**, indicates his agreement with today's recommendation for withdrawal. He states County Road #1 is used as an easement between Fort Hunter Liggett and Camp Roberts, and Camp Roberts uses the road for training and transit of track vehicles. He believes the road is not safe for any use other than for track vehicles.

**Sue Ramos**, neighbor, appreciates and agrees with staff's recommendation. Would like the Board to clearly define the road name, as she has information indicating previous names as Military Tank Road and Bee Rock Road. Questions existence of any easement to Mr. Gutter's property. States she has been approached the last several years to sell an easement. She states she's not sure which road Mr. Gutter is applying to do a subdivision in if he has no easement into his property to begin with.

There is discussion.

**John Hofschroer** refers to a site map and clarifies the area in which the county actually has authority, which is only from the edge of Camp Roberts up to the Monterey County Line. He indicates the road actually extends up to where there is no name. He explains further that County ordinance prevents us from going down an unnamed road and suddenly trying to put up a road sign. States Mr. Gutter has been asked to provide proof of an easement but has had no response. States that if anyone wants this road renamed in the future, they will have to consult with Monterey County.

**Ms. Ramos** presents a military map for the record. States County Road #1 used to be called Bee Rock Road on the map.

**James Spencer**, neighbor, states he has had his address for 36 years on County Road #1. States it would greatly impact him if the road name were to be changed. Indicates he also found out the road used to be called Bee Rock Road through his research, and at one time was called El Camino Real. He agrees with staff's recommendation today.

**Kirsten Spencer**, neighbor, agrees with staff's recommendation. She believes there is much confusion as to which road Mr. Gutter is referring to. She believes Mr. Gutter has an easement that runs up to Ms. Ramos' gate from Lake Nacimiento Road and then it dead ends. States from this point, he has no further way of accessing his land. She adds Mr. Gutter leases his land out for cattle and horses, and uses the gate on a regular basis for access to his property, making it appear he has legal access. She does not understand his right to do so.

**Hearing officer** asks staff to forward all information to the land division file for future availability and consideration. He explains those in attendance would receive notice of any future applications to rename the road.

**Ms. Ramos** requests copies of the minutes from both April 21, 2006 and today's meeting.

Thereafter, on motion of the hearing officer, the renaming of County Road #1 to Old Mission Road is withdrawn.

5. This being the time set for hearing to consider a request by **PAUL AND REBECCA STEVENSON AND REESE WALKER** for a Lot Line Adjustment (COAL 04-0651) to adjust the lot lines between two parcels of 1.03 and 1.10 acres each. The adjustment will result in two parcels of 1.03 and 1.10 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 150 Orchard Road and 160 Orchard Road, approximately 400 feet southeast of Tefft Street, in the community of Nipomo. The site is in the South County (Inland) planning area. This project is exempt under CEQA.

**County File No: SUB2005-00204**

Supervisory District: 4

**Shannon Heffernan, Project Manager**

Assessor Parcel Number: 092-241-021, 022

Date Accepted: May 2, 2006

#### **MINUTES:**

**Hearing Officer:** John Euphrat

**Others:** Paul Stevenson, neighbor.

**Shannon Heffernan**, staff, presents project. Staff recommends approval of this lot line adjustment.

**Paul Stevenson**, co-applicant, states Paul and Rebecca Stevenson are not really co-applicants. They merely agreed to go along with the request because Mr. Walker introduced it as an incentive to the Stevenson's to solve a civil suit. He indicates the request is of no interest to him. States the Walker's no longer live at 160 Orchard Road, as it was closed on October 1, 2005. Mr. Stevenson addresses the fence line and closure of the easement. States he tried to convince the Walker's not to go through with the lot line adjustment request. Mr. Stevenson reiterates his concern with the lot line adjustment affecting his fence line or taking his fence.

There is further discussion of the conditions for this project.

**Hearing officer** explains if the lot line request is approved today, it will only be a tentative approval and won't take action until Mr. Stevenson agrees to sign over appropriate deeds to swap out the lot lines.

**Mr. Stevenson** reiterates his only concern is with possible effects to his property and fence from this lot line adjustment.

**Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2006-281)**

There being no further business to discuss, the hearing is adjourned at 9:38 A.M.

Respectfully submitted,  
Mary Velarde, Secretary  
Planning Department Hearings